

ARTICLE 5.01 FIRE CODE

Sec. 5.01.001 Adopted

There is hereby adopted the 2012 edition of International Fire Code, published by the International Code Council, including Appendices “B” through “I,” be and is hereby adopted as the fire code of the city and within 5,000 feet thereof regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all regulations, provisions, penalties, conditions and terms of said fire code hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in [section 5.01.002](#) of this article. One (1) copy of said code is on file in the office of the city secretary and the same is hereby adopted and incorporated as fully as if set out at length herein.

Sec. 5.01.002 Amendments

Section 101.1 Title. These regulations shall be known as the fire code of the City of Cedar Park, herein after referred to as “this code.”

Section 101.2 Scope. The provisions of this code shall supplement any and all laws relating to fire safety and shall apply to all persons without restriction, unless specifically exempted. This code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding:

Section 109.3 Violation; penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor offense punishable by a fine of not more than \$2,000.00 or by imprisonment not exceeding (number of days), or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.4 Failure to comply. Any person who shall continue any work after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$200.00 or more than \$2,000.00.

Section 202, General Definitions, shall be amended by adding or amending definitions to read as follows:

Division of fire prevention is the office of the fire marshal.

Jurisdiction is the City of Cedar Park, Texas.

Section 503 Fire Apparatus Access Roads, shall be amended as follows:

Section 503.1, “Where required,” shall be amended by adding a new subsection 503.1.4, so that such subsections shall read as follows:

503.1.4. Maintenance generally.

(a) The fire code official shall report any negligent surface conditions, markings, or signs to the owner or person in control of property upon which a fire lane exists and shall issue instructions for repair.

(b) It shall be unlawful for the owner or person in control of property upon which a fire lane has been designated or exists to fail to maintain the surface of the fire lane in good condition, free of potholes and other nonapproved obstructions.

(c) It shall be unlawful for the owner or person in control of property on which a fire lane has been designated or exists to fail to maintain any marking of the fire lane as required by this code in a condition which is not clearly legible.

Section 503.2.3 shall be amended with the addition of 503.2.3.1.

503.2.3.1 Fire apparatus access roads shall be constructed of asphalt or concrete designed to meet the criteria of 503.2.3.

Section 503.3 Marking. Where required by the fire code official, approved striping or, when allowed by the fire chief, signs, or both, or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs, notices and striping shall be maintained in a clean and legible condition at all times and is replaced or repaired when necessary to provide adequate visibility.

503.3.1 Striping: Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches in width to show the boundaries of the lane. The words “FIRE LANE TOW-AWAY ZONE” shall appear in four inch white letters at thirty-five (35) feet intervals on the red border markings along both sides of the fire lanes. Curb facing shall be used when available; fire lane striping shall be continuous throughout the designated fire lane and shall lay down along backside of head in parking spaces.

503.3.2 Signs: shall read “FIRE LANE TOW-AWAY ZONE” and shall be twelve (12) inches wide and eighteen (18) inches high. Signs shall be painted on a white background with letters and borders in red, using not less than two (2) inch lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches above finished grade. Signs shall be spaced not more than fifty (50) feet apart. Signs may be installed on permanent buildings or walls if approved by the fire code official.

Section 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including parking, stopping or standing of any nonemergency vehicle, whether attended or unattended, in a fire lane. The minimum widths and clearances established in section 503.2.1 and any area marked as a fire lane as described in section 503.3 shall be maintained at all times. The operator of a premises shall maintain, free of obstruction, all fire lanes on the premises. No person may mark, post or otherwise identify a nonfire lane private vehicular passageway as a fire lane or in such a manner as tends to create confusion as to whether the passageway is a fire lane. Any unauthorized vehicle on a fire lane is:

- (1) Subject to removal by the operator of the premises, with the expense of removal and storage to be borne by the registered owner of the vehicle;
- (2) Subject to citation, as well as removal, by the fire code official or a police officer; and
- (3) Prima facie evidence that the person in whose name the vehicle is registered is guilty of a violation of the parking provisions of this section.

Section 505.1.1 In buildings containing more than one occupancy type, suite numbers identifying each occupant shall be placed on each exterior door (minimum 3 inch numbers). Each number shall have a minimum stroke width of 1/4". Numbers shall contrast with the background and be of a material as approved by the fire code official.

Section 507.5.3 Private fire service mains and water tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.
4. Private fire hydrants or those hydrants supplied through or by a fire pump shall be painted red. (Or equal)
5. All private fire hydrant locations shall be identified by the installation of a blue reflective marker, according to city specifications.
6. A fire hydrant shall be located no further than one hundred (100) feet from the FDC and shall be located on the same side of the fire apparatus access road as the FDC.

509.2.1 Sprinkler riser rooms. Sprinkler risers shall be contained in rooms with a minimum fire resistive rating of 1-hour and shall have access from the exterior of the building being served.

Riser room shall be large enough to accommodate a 36 inch clear space on at least two sides of the sprinkler riser. Rooms not dedicated solely as sprinkler riser rooms shall be sized according to the determination of the fire code official. (Sprinkler riser rooms shall be allowed to accommodate fire alarm control panels without necessitating an increase in the size of the room, provided that the FACP remains completely accessible). An additional, approved key box may be required to provide access to the sprinkler riser room where required by the fire code official.

Section 605.1, Abatement of electrical hazards, by adding a new subsection 605.1.1, so that such subsection shall read as follows:

605.1.1 Main electrical shut off. A single means of electrical disconnect shall be provided on the exterior of the building. Shut off shall be located in an accessible area and properly labeled.

Exceptions:

1. Two means of electrical disconnect may be allowed by the fire code official when the disconnects are located within 3 feet of each other with no other features installed between them and they are clearly marked to indicate that both disconnects must be utilized to terminate power to the building.
2. Where an enclosed room with an exterior door is provided, an additional, approved key box may be required to provide access to the electric room where required by the fire code official.

Section 609 Commercial Kitchen Hoods is amended as follows.

609.2 Where required. A type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Exceptions:

1. A type I hood is not required for a commercial cooking appliance if:
 - a. the commercial cooking appliance complies with sections 4.1.1.1 and 4.1.1.2 of NFPA 96;
 - b. the building containing the commercial cooking appliance is fully sprinklered as required by NFPA 13;
 - c. the average daily use of the commercial cooking appliance is less than five (5) hours; and
 - d. certified fire suppression staff is on site at all times during operation of the commercial cooking appliance.

Section 703 Fire Resistive Rated Construction, is amended as follows:

Section 703.1, Maintenance, shall be amended in subsection 703.1.2 and 703.1.3 and by adding new subsections 703.1.4 so that such subsections shall read as follows:

703.1.4 Tenant Separations. Wall separating two or more tenants in a multi-tenant building shall be constructed of a minimum of 2 layers of 5/8" type X gypsum board or equivalent (1 layer each side of wall) and shall extend from floor to roof decking and from front to rear. Wall shall be continuous and shall be sealed in accordance with the 2012 International Building Code, sections 714 and 715.

Section 903 Automatic Sprinkler Systems shall be amended as follows:

903.2 Required installations of automatic fire extinguishing systems. Approved automatic sprinkler systems shall be installed in all new occupancies, buildings, and structures that exceed 6000 square feet. Where the building or structure does not exceed 6000 square feet, an automatic fire sprinkler system shall be installed as prescribed in Sections 903.2.1 through 903.2.12. Where the provisions of 903.2.1 through 903.2.12 are more restrictive, those provisions shall apply. Fire walls shall not be used as an exemption to these requirements.

Section 907 Fire Alarm and Detection Systems shall be amended in *Section 907.1, General*, by adding a new subsection 907.1.3:

907.1.3 Design standards. All alarm systems, whether new or replacement, that serves twenty-five (25) or more alarm initiating devices shall be an intelligent addressable fire detection system.

907.6 Wiring. Wiring shall comply with the requirements of the National Electric Code as amended ICC Electrical Code and NFPA 72 as amended. Wireless protection systems utilizing radio-frequency transmitting devices shall comply with the special requirements for supervisions of low-power wireless systems in NFPA 72.

Appendix D, Section D103 Fire Apparatus Access Road Minimum Specifications shall be amended as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turn-around provisions in accordance with table D103.4 and the approval of the fire code official.

Sec. 5.01.003 Geographic limits

The geographic limits referred to in certain sections of the 2012 edition of the International Fire Code are hereby established as follows:

Section: 5806.2 That the geographic limits for the storage of flammable cryogenic fluids in stationary containers is hereby established at 10,000 gallons. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the City of Cedar Park, with the exception of areas zoned for industrial use. Storage of flammable cryogenic fluids may be permitted at the discretion of the fire marshal or fire chief following his/her review of the proposed location and the fire protection for the storage area. Storage shall not be allowed within 100' of the property line of any group E, I or R occupancies.

Section 5704.2.9.6.1 (Storage) that the geographic limits for the storage of class I and class II liquids in above-ground tanks outside of buildings is hereby established at 10,000 gallons. Storage of flammable or combustible liquids in outside above ground tanks is prohibited within each and every zoning district within the City of Cedar Park, with the exception of those districts which are zoned for industrial use. Installation of above ground tanks in industrial districts shall be permitted at the discretion of the fire marshal or the fire chief following his/her review of the proposed installation area. When used in conjunction with chapter 22, above-ground storage tanks will be allowed at the discretion of the fire marshal or the fire chief. Tanks shall not be located within 100' of the property line of any group E, I or R occupancies.

Section 5706.2.4.4 (Special Operations) that the geographic limits for the storage of class I and class II liquids in above-ground tanks is hereby established at 10,000 gallons. Storage of class I and II liquids in above ground tanks is prohibited within the City of Cedar Park, with the exception of areas that are zoned for industrial use. Storage of class I and II liquids may be permitted at the discretion of the fire marshal or fire chief following his/her review of the proposed location and the fire protection for the storage area. Storage shall not be allowed within 100' of the property line on any group E, I or R occupancies.[JL1]

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